



**Community Affordable Housing
Strategies Alliance (CAHSA)**

Summary of
CAHSA
Committees'
Missions,
Recommendations
and Issues

November 2006

About CAHSA

Established in May 9, 2006 by the Miami-Dade Board of County Commissioners (R-558-06) to assist in addressing the housing crisis in Miami-Dade County, Dade County Community Affordable Housing Strategies Alliance (CAHSA) is charged with the following duties, functions and responsibilities:

- To identify the data gathering processes and procedures necessary to evaluate the housing crisis in Miami-Dade County.
- To establish methods of obtaining input on community needs and priorities, this may include public meetings, conducting focus groups and convening ad hoc panels.
- To develop solutions that should include recommending additional legislation and enforcement of existing legislation.
- To develop methods to inform the public about available funding and financing opportunities, rental and homeownership opportunities through an expanded public information and consumer education program.
- To plan and implement the convocation of a Miami-Dade County Housing Summit with the purpose of charting the course in program and policy development for the County as it establishes a comprehensive affordable housing strategy.
- To offer guidance in establishing a one-stop clearinghouse for information relating to housing in Miami-Dade County.
- To serve in an advisory capacity to the Miami-Dade Board of County Commissioners and the Mayor of Miami-Dade County and other public and governmental entities with respect to affordable housing issues.

The CAHSA Task Force members established nine committees and agreed upon a fast track schedule of meetings and activities. The Committees have been meeting regularly and are now ready to share with the community their ideas on resolving the housing crisis, which is the number-one priority for Miami-Dade County officials. The CAHSA Task Force is working to engage the public as it develops and recommends housing policies and procedures that provide all residents access to affordable, quality housing.

On Saturday, December 2, 2006, from 7:30 a.m. to 2:00 p.m. on the Campus of Miami-Dade Wolfson Campus (300 Northeast 2nd Avenue, Building 3 - Chapman Conference Center, 2nd Floor), the CAHSA Task Force will host the Miami-Dade Housing Summit. This summit aims to provide a platform to allow a broad cross-section of the community to debate and discuss the recommendations made by the Community Affordable Housing Strategies Alliance (CAHSA) Task Force. The Housing Summit will give attendees the opportunity to offer their input and ideas during topical breakout sessions directed by members of the Task Force.

Register today and plan to give your input at the Miami-Dade County Housing Summit. Seating is limited, so reserve your space today!

***For questions, please call the Housing Summit Information Line at 305-375-4619 or visit:
miamidade.gov/housingsummit***

Committee Name: Public and Private Employer Housing Incentive Programs

Committee's Mission Statement: *Evaluate the existing policies providing public and private sector employers incentives to initiate housing programs for employees; if necessary recommend changes and develop action plan.*

Issue 1: The cost to own or rent a home has increased more rapidly than income in our community. Employers in Miami-Dade County are at a disadvantage when competing for new hires or retaining existing employees. Our workforce is directly affected by the present real estate market condition.

Discussion: There is a need for initiatives that would bridge the gap between the cost to own or rent and income.

Recommendations:

1. **Community Redevelopment Areas (CRA):** CRA's have their own incremental tax funding source, which can be used for housing. Only 3 to 5% of Miami-Dade County's land is in a CRA. TIF could be used to buy down the cost of land/property or acquisition/rehab for rental or for sale properties of a housing development. An RFA for development of affordable housing could be offered to employers or developers. Priority should be given to potential tenants or owners who are employees of employers within the CRA or adjacent (TBD by CRA) geographical areas.
2. **Special Taxing District and Corporate Fees:** The County should explore the viability of creating a dedicated funding source, such as Community Districts or General Revenues, to support an Employer Assisted Housing (EAH) program, which could be used as an incentive to the employer or a direct assistance to the employee (direct funding or matching).
3. **Property Appraiser's Office:** The Committee supports a recommendation to change the property tax valuation by a State statutory or constitutional amendment for reduced taxes on restricted income rental property. Being proposed by Tax/Relief/Incentive/Abatement/ Insurance Issues Committee.

The Committee supports a statutory or constitutional amendment to Community Land Trust Taxes to help low and moderate income families with homeownership. Being proposed by the Maintenance of Affordability Committee.

4. **Tax Abatement, Incentives and Commercial Revitalization Program:** The County should use some of the fees Enterprise Zones collect from equipment and shop taxes for an EAH program. These fees presently go into General Revenues.
5. **Federal, State and Local Incentive Funding:** All existing and future publicly financed housing related programs should contain an Employer Assistance Housing

element (i.e. CDBG, Home, Ship and Surtax funding could be allocated to IDA's to match employer incentives for employees for home purchases).

Engage the County Lobbyist(s) to research and support any Federal and State Legislation involving Tax Credits or other incentives to employers that would benefit the workforce housing recipients. Check Senator Hillary Clinton's proposed legislation relating to Employer Assisted Housing Program, and for-sale housing tax credits.

6. **Community Workforce Housing Initiative Program (CWHIP):** The Committee endorses the County's participation in this program. A local employer has voiced an interest in partnering with the County.

7. **Pilot Program Recommendation**

Develop and implement a County-funded Employer Assisted Housing Pilot Program for county employees, which may be considered a model to emulate by other public and private employers. It may include Home Buyer Education, Individual Development Account (IDA) match, and/or subsidy funds.

Committee Name: Mayor's Land Use Work Group

Committee's Mission Statement: *Identify means to improve the process of developing affordable and workforce housing. Identify incentives and provide recommendations that facilitate the development of affordable and workforce housing throughout Miami-Dade County.*

Issue 1: Review of six (6) County-owned sites for development of affordable housing.

Discussion (summarize major points):

At its September 13, 2006, meeting MLUG conducted a thorough review of six (6) County-owned properties using its Site Evaluation Criteria Form and approved in concept three (3) of the sites for development of affordable housing.

Site #1- 4.9 acres
NW 183rd St & 37th Av
City of Miami Gardens

Site #3 – 1.51 acres
1165 NW 11th St
City of Miami

Site #4 – 3.84 acres
2929 NW 17th St
City of Miami

MLUG recommends release of Sites 1, 3, & 4 for development of affordable housing. MLUG recommends its Site Evaluation Criteria Form be utilized in the future to evaluate properties for development of affordable housing.

ACTION ITEMS (for submittal to CAHSA Task Force): Status: Refer to:
MLUG reviewed six (6) and approved three (3) County-owned sites for development of affordable housing using its Site Evaluation Criteria Form.

Issue 2: Land trust initiatives; the committee researched information regarding Community Land Trusts (CLT's) in Miami-Dade County and State of Florida.

Discussion (summarize major points): See attached: Developer Incentives for Affordable Housing–Discussion of Incentives 09.27.06).

Community Land Trust -

Miami-Dade County Resolution R-306-03; Establishment of Community Land Trust, Resolution directing the County Manager, through the Miami-Dade Housing Agency, to develop recommendations for the establishment and implementation of a Community Land Trust; Requiring Report.

Miami-Dade County, Homeless Trust Department, in its participating CAHSA Sub-Committee, Maintenance of Affordability Committee, is addressing the issue of Community Land Trusts.

ACTION ITEMS (for submittal to CAHSA Task Force):

Status: **Refer to:** **Attached:** Miami-Dade County Resolution R-306-03 Establishment of Community Land Trust and Developer Incentives for Affordable Housing–Discussion of Incentives 09.27.06).

Issue 3: Create incentives to make development of affordable and workforce housing more attractive to developers.

Discussion (summarize major points): Developer Incentives for Affordable Housing – Discussion of Incentives 09.27.06 Items 1-4.

1. Impact Fees-

- Low income housing - waive applicable impact fees.
- Low middle income housing – waive a percentage (%) of impact fees.
- Increase eligibility for waiving applicable impact fees to people and neighborhoods.

2. Land-

- County-owned land is re-zoned, cleared, and developed by County.
- Recoup cost by selling to developer, or
- County can share in developer's profit.
- Profit sharing not really an incentive and may cause diminishing returns in RFP's.
- Depends on the project; County will negotiate properties to be developed or sold.
 - Ex. 50% market housing and 50% affordable housing – land sold at reduced price; 100% affordable housing -- land conveyed at no cost.

If land is free and development is complete; profit sharing could work.

3. Zoning-

- Density bonus set asides; how many units a developer builds will depend on set asides.
- Gradations are based on set asides.

Density bonuses for low income housing; give more incentives for developers of low income housing units, for example, subsidize parking requirements. Set asides and gradation issues should be based on whether land is conveyed at reduced or no cost.

4. County assistance in land assembly-

Projects and properties will be analyzed by staff and private developers responding to RFP's.

Incentive for developing affordable rental housing – land conveyed at reduced or no cost because with the cost of land it doesn't pay a developer to put out rental units.

ACTION ITEMS (for submittal to CAHSA Task Force): Status: **Refer to:**
Attached DEVELOPER INCENTIVES FOR AFFORDABLE HOUSING, Discussion of Incentives; 9.27.06.

Issue 4: Recommendations for Review & Approval Process: Create an improved review and approval process for affordable housing development projects.

Discussion (summarize major points): Recommendation attached from previous Committee Reports.

Other CAHSA Sub-Committees are addressing these issues and will submit their recommendations for a more comprehensive approach to the issue.

County leadership will see many of the Sub-Committees have the same ideas for an improved review and approval process.

The benefit will be the Board of County Commissioners will see the same concerns repeated by many of the CAHSA Sub-Committees, and this will help the BCC in its decision making process.

PREVIOUS ACTION ITEM (for submittal to CAHSA Task Force): Status:

Refer to:

IMPROVEMENTS FOR REVIEW AND APPROVAL PROCESS OF AFFORDABLE HOUSING PROJECTS; attachment to MLUG Committee Report September 11, 2006.

Committee Name: Public Housing, Section 8, Homeless and Special Housing Needs

Committee's Mission Statement: *The Public Housing, Section 8, Homeless and Special Housing Needs Committee of the Community Affordable Housing Strategies Alliance's (CASHA) mission is to evaluate current policies affecting the availability of public housing, Section 8 housing, homeless and special needs housing to those in need; if necessary, recommend changes and develop action plan. The Committee held a series of meetings to examine current data and policies having an impact on areas of concern, evaluate their effectiveness, and recommend changes, improvements or enhancements.*

Understanding The Need

- The Committee adopted the following income categories: **Extremely Low** Income (ELI) means households at 30% Area Median Income (\$11,750 annual income for one person, \$16,750 for family of four); **Very Low** Income (VLI) means households at 50% Area Median Income (\$19,550 annual income for one person, \$ 27,950 for family of four) and **Low Income (LI)** means households at 80% Area Median Income (\$31,300 annual income for one person, \$ 44,700 for family of four). Persons with fixed income meaning typically a person on SSI Disability with income roughly at 18% of AMI, well below the ELI category.
- Miami-Dade County Department of Planning's Housing Needs Analysis of Housing Need by Income for 2000-2015 shows a projected increase of 34,120 very-low income households and 21,395 low-income households. Very-low and low-income households will require 2,529 and 1,571 units a year through 2015 and 3,213 and 1,759 units a year from 2015 in each of these groups, respectively. Families at less than 30% of median income are competing for housing against those at 50-80% of median income. Based on the Affordable Housing Supply Analysis by Miami Economic Associates, Distribution of Rental Units 2005, only 33% of the 310,000 existing housing units are affordable to very-low income families.
- There are an estimated 5,246 households living with HIV/AIDS and at or below poverty level in desperate need of subsidized housing. The Homeless Trust's analysis dated 4/2006 shows that 2,247 homeless persons need permanent housing.
- The data makes clear that the housing needs of the extremely and very-low income population must be the County's priority. Greater emphasis on rental housing development is key to addressing housing needs of low, very and extremely low income households. Current policy focus on homeownership offers limited options to families below 50% of area median income. Deeply subsidized, low-cost housing needed for the extremely low income population --up to 30% of area median income-- as well as supportive services funding for special needs populations. Policies must result in mixed-income housing combining market rate housing with deep-subsidy for the very poor.

Recommendations:**Master Planning for Housing Need & Coordinated Implementation**

- The County must adopt a master housing plan with specific production goals and accomplishment dates. Housing resources must be directed towards housing development based on greatest need and where market response is less certain. The Plan must involve the whole community in the process and increase collaboration between the County and municipalities. The plan must also address greater coordination between housing and economic development activities as well as coordination of neighborhood-based social services. The Miami-Dade Homeless Trust Plan to End Homelessness should be promoted and integrated into the county-wide Housing Plan.

Promote Deconcentration, Fair Housing and Mixed-Income Housing

- Housing policies must promote integrated communities: mix/integrate/mainstream very poor, workforce housing, and higher-income families together, including special need populations, into mainstream community, combining market rate housing with deep-subsidy for the very poor.
- Projects should reflect neighborhood revitalization goals, incorporate commercial and community uses, and be in close proximity to transportation (Metrorail), employment, day care facilities, and community-based medical and social services.
- Incentives must be given to developers to build mixed-income and mixed-use developments, which incorporate affordable, accessible units for extremely low, very low income and special need populations (i.e. deep capital subsidies, density bonuses, impact and other fee waivers, bonus points under competitive processes for funding and government land awards).

Preserve Existing Affordable Housing

- Incorporate recommendations of the Florida Affordable Housing Study Commission on Preservation of Affordable Multi-Family Housing into a county-wide master plan for housing.
- Improve monitoring to ensure owner compliance with tenant income restrictions during affordability periods.
- Advocate for tax relief for owners willing to maintain affordable rental properties.

Encourage Best Practice Standards And Designs

- Encourage design features that create units and amenities attractive to workforce and higher-income families, while incorporating units affordable to extremely low, very low and low income households. Incorporate “best practice” design models in targeted areas to build mixed use (retail, commercial and community spaces), mixed

income housing projects. Sustainability (green) design features and Crime Prevention Through Environmental Design (CPTED) should be promoted.

Public Housing, Section 8 Housing Choice and Shelter Plus Care (S+C) Vouchers

- Establish an oversight advisory group including tenants, housing experts, and advocates to address improvements to the Public Housing and Housing Choice Voucher (HCV) Administrative Plans with particular emphasis on setting a maximum monthly vacancy rate, number of accessible units, and post-Adker Consent Decree waitlist procedures, including establishment of local preferences, landlord payments and inspection processes under the HCV and S+C Programs. Regular reporting on the status of the County's effort to comply with the Section 504 Voluntary Compliance Agreement between the county (MDHA) and HUD.
- Make public housing facility improvements that attract HUD-eligible families of higher income to promote compliance with HUD de-concentration of poverty regulations. Rehabilitation and/or maintenance efforts should include CPTED features to make existing public housing properties safer for residents.

Special Needs Housing

- Expand rental assistance programs, prioritizing special need populations.
- Supportive services funding must be directed towards assisting special needs populations in a manner which allows them to live in the least restrictive community setting, supporting their long-term housing stability (i.e. residing in rental housing with the support of a housing stability specialist and off-site community-based services).
- Establish memorandums of agreement establishing discharge policies designed to prevent homelessness among Florida Department of Corrections, Miami-Dade County Jails, 11th Judicial Circuit, Public Health Trust, Florida Department of Children and Families, mental health facilities.
- Support legislation to expand use of State OSS payment to be used in community based housing, not only institutional settings. Increase the amount of assistance available under the "General

Assistance" rent program for persons pending SSI, a program that is partially funded by retroactive payments made by the recipient.

Continued Need for Oversight Through CAHSA

Extend existence of the CAHSA for an additional twenty-four months to continue its advisory role related to strategies to address the housing crisis in Miami-Dade County and expand its role to provide oversight of County staff's efforts to implement CAHSA recommendations.

Committee Name: Public Education and Information Committee

Mission of the Committee: *Evaluate the current state of public information available to various constituencies in the County. Organize the public outreach components of the work of CAHSA; if necessary recommend changes and develop action plan.*

Recommendations

1. Miami-Dade County should annually measure and evaluate the effectiveness of all affordable housing public information and education initiatives undertaken by or funded by the county to include: annual benchmarks; standardized instruments; and technical support.
2. Miami-Dade County should implement a comprehensive countywide housing informational and outreach campaign including:
 - a. Message development and branding
 - b. Production and distribution of information and education materials
 - c. Paid and public service advertising
 - d. News media outreach
 - e. Focus groups
 - f. Speakers bureau
 - g. Other services to be determined.
3. Miami-Dade County should establish a Housing Information Service Center that provides on site services including:
 - a. One-stop-shopping for information about county housing services for consumers and providers.
 - b. One-on-one counseling for consumers
 - c. Assistance utilizing county's housing web site
 - d. Referrals and appointments for service/program enrollment

Committee Name: Tax/Relief/Incentives/Abatement and Property Insurance Issues
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Committee's Mission Statement: *Work within the structure set up by the Office of the Property Appraiser to evaluate the nature of existing land use regulations and the possibility of initiating property assessment relief to owners of affordable and workforce housing units; also address the issue of insurance affordability.*

Recommendations

- Recommend the marketing and promotion of recently amended property tax deferral statute for low income senior homeowners (allows the deferral of property taxes by owners 65 or older earning a household income of approximately \$24,000).
- Recommend the revision of local ordinances to allow multi-family rental properties to qualify for Enterprise Zone property tax abatement opportunities. Florida statutes allow multi-family rental properties to be considered businesses.
- Recommend the revision of local ordinances to eliminate the ability of owner/borrowers under various financial assistance programs to sell their affordable housing properties to unqualified buyers at market value. The use of a legally sufficient governmental land use restriction limiting the property to affordable/workforces housing for a period of years would help to preserve affordable/workforce housing inventory and enable the county Property Appraiser to consider the effects on the property's value of such a land use restriction for assessment value purposes.
- Recommend the County Commission urge the State Legislature to pass legislation eliminating the "loop hole" that currently allows for certain transfers (stock or partnership interests) of real property to take place without a recorded deed. Such a legislative change would produce, in relative terms, increased revenue to affordable/workforce housing through the State's allocation of documentary stamp taxes and county retained documentary stamp surtax.
- Recommend the County Commission urge the State Legislature to consider the concept of a property tax deferral program for owners of apartment buildings who meet certain rental rate thresholds and property maintenance standards, in an effort to encourage their retention. The annual property tax payments should be limited with the balance accruing until the qualified property is sold or the use is changed to a market basis.
- Recommend the County Commission urge the State Legislature to pass legislation authorizing appropriate governmental agencies to accept restrictive covenants limiting the use of property to affordable/workforce housing for 10 years or more. During the covenant period the property would be valued for property tax purposes solely on the basis of current use. As is the case with current "conservation easement" provisions, if the restrictive covenant is broken

the property owner would be required to pay abated taxes plus penalties and interest.

Recommend the County Commission urge the State Legislature to pass legislation expanding the ability of Citizens Property Insurance Corp. to spread the risk of loss and accept windstorm policies throughout the State of Florida without regard to a property's geographic location. Further, to expand and enhance current state mitigation assistance programs to include multi-family properties.

Committee Name: Data Collection and Analysis
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Committee's Mission Statement: *Identify and evaluate the effectiveness of existing data sources focusing on housing issues in Miami-Dade County. If necessary, further research will be conducted to reframe the context of the housing shortage in Miami-Dade County. Respond to data requests from CAHSA committees.*

Recommendations

- It is recommended that the Housing Data Clearinghouse web page be continued. This clearinghouse web page should act as a one-stop center for all housing data.
- The collection and maintenance of such data should continue to be the responsibility of the Research Section of the Department of Planning and Zoning.

The following data collection procedures are recommended:

- A. Current and historical housing socio-economic characteristics information from the U.S. Census (conditions, tenure, etc.) and its updates (i.e. The American Community Survey) should continue to be generated, maintained and be made available through the Housing Data Clearinghouse web site.
- B. In order to monitor where housing growth is taking place, data obtained from impact fees should be tabulated and presented quarterly.

The information on impact fees provides a more accurate measure of the possibility of the actual construction of a proposed project compared to building permits. The payment of impact fee shows the commitment of the developer to build the project

- C. Residential sales data from the Property Appraiser's files, as well data from the Florida Association of Realtors, should be tabulated and presented quarterly.
- D. Information on the amount and location of government-assisted housing (tables and maps) should be generated and made available bi-annually.

- E. Links to other information sources (i.e. national and local research centers, non-profits, etc.) should be included in the Housing Data Clearinghouse web page and updated regularly. This could include reports and studies with solutions to housing affordability issues.

Committee Name: Maintenance of Affordability Committee
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(including Housing Support Services and Community Land Trust)

Committee's Mission Statement: *To make recommendations that creates an intervention strategy to:*

- a. *maintain the affordability of the housing unit (and, if appropriate the housing development maintenance structure)*
- b. *create a system of supportive services and policies to maintain the housing owner/occupant "in place" in times of economic crisis.*

Issue 1: Aspects of Affordability - Real Estate restrictive covenants on property/financing

documentation-Recommendations:

- All ordinances and resolutions of the Board of County Commission which deal with housing should contain a clear policy statement that it is the policy of Miami-Dade County when dealing with public property or dollars that any use of those dollars should be with a clear purpose of not just promoting housing affordability, but also **preserving** housing affordability.
- Any use of public property or funding for affordable housing transactions must appropriate contain property restrictions which maintain and preserve the affordability aspects of the real estate.
- In order to encourage people to create equity and take advantages of opportunities to improve their lives, a mechanism to share an appreciation in property values should be considered as well as property use and transfer restrictions.
- The enforcement of the property restrictions needs to be monitored and improved (It is acknowledged that some of the larger projects especially rental developments with various subsidy programs and regulatory agreements, are currently monitored for compliance by Miami-Dade County and/or the State of Florida and or the federal government). Attorneys and title companies need to be better educated. Title Insurance companies could require title agents to attach any property restriction documents to title commitments. State law can be changed to require restrictions on property use to be better "flagged" and require County clerks to also "flag" such documents when recorded.

- A housing compliance office (or officer) can be created within the Housing Agency whose responsibility is to monitor and enforcement affordability compliance and restrictions.

Issue 2: Aspects of Affordability - Real Estate Community land trusts- Recommendations:

- The County Manager immediately implement Resolution# R-306-03 and, if appropriate, begin the process of creating a Miami-Dade County CLT.
- Miami-Dade County review the efficacy of setting up a neighborhood CLT that would cover the Scott/Carver housing projects area and any other neighborhood where the county owns (or could put under its control) a sizable amount of developable property.
- Appropriately fund and insure stable management of any CLT that is created to maintain itself as a viable entity capable of preserving the affordability of the property under its control and the residents residing therein.

Issue 3: Aspects of Affordability - Property Associations Recommendations:

- As part of an affordable housing project approval process when the planned development structure includes a property maintenance association and Miami-Dade County funding is used as part of the financing, a sufficient amount of money must be set up in an escrow reserves account that would cover the costs of property maintenance in common areas (as specified in the association documents) for an adequate period of time. This can be a developer requirement or a direct operating grant made to a community association.
- Capacity building training to develop effective governance for association leaders and community residents should be made the responsibility of the developer before the turnover of the association to the residents. Failure to do this can be cause for default if Miami-Dade County maintains a lien or covenant on the property.
- An examination of Florida law governing community associations in housing developments should be performed in order to determine if any changes need to be made to codify the recommended action items set forth above. Include in this would be an appropriately funded and staff office of the state ombudsman responsible for educating association management and investigating abuses.
- Ongoing inspections of structures and periodic structural certifications for housing code compliance.
- MINORITY recommendation: Association fees can be included in the escrow portion of a homeowner's mortgage payment. This can certainly be done when Miami-Dade County or its instrumentalities is a mortgagee.

Issue 4: Aspects of Affordability - Resident Sustainability- Recommendations

- Miami-Dade County should provide funding for post-closing homeownership case management services in any community association (including a community land trust) created as part of an affordable housing development which uses Miami-Dade County financing resources and/or land. Surtax dollars and general revenue funds are currently being used for pre-closing homeownership classes can also be used for post-closing follow-through.
- Grants/loans which are currently available for items such as hurricane shutters can be expanded for other uses such as mold removal, housing code violations, etc. An emergency housing repair pool/ or trust fund can be set up which is funded by general revenue dollars, available grants, and a surtax on building permits.
- Miami-Dade County (possibly in conjunction with other community agencies or foundations) could establish an IDA account program which can be used for post-closing expenses (i.e. furniture, emergency repairs, mortgage payments in case of an economic crisis).

Issue 5: Other Discussion items

The committee did not have the time to look into three vital issues: loan forbearance requirements, mobile home park closures, and mandatory economic strategies such as rent control and rent stabilization programs. It is recommended that these items be further studied for potential action steps.

Committee Name: Rental, Homeownership and Rehabilitation

(Including Workforce Housing)

Committee's Mission Statement: *Evaluate current policies affecting the availability of affordable and workforce rental and ownership opportunities for the residents as well as the availability of rehabilitation potential of existing units; if necessary recommend changes and develop action plan.*

Recommendations**Area #1: Systems Restructuring**

- Miami Dade County Government must treat housing as its #1 priority for the community.
- All current and future sources of affordable housing must be centralized under one leader (Housing Czar), such as an Assistant County Manager, with housing being his/her sole responsibility.

- Miami-Dade County needs to establish a comprehensive, independent oversight process such as that by the Homeless Trust.
- All Miami Dade County Department heads that impact affordable housing (including WASA, Public Works, DERM, Building, Zoning and Planning, Fire) must be held accountable for meeting the goals for building affordable housing.
- Overhaul the Request for Application (RFA) process that is currently used for housing programs as follows: (1) Simply and make the RFA responsive to documented community needs; (2) Ensure deeper income targeting for families at or below 30% of area median income (extremely low-income).
- All affordable housing developments requiring public hearings may by-pass the community council process and go directly to the Board of County Commission.

Recommendations

Area #2 – Program Recommendations

- Create new and enhanced mechanism for additional funding at a local level for affordable housing. Examples: Percentage of Ad Valorem Tax increases to go to an Affordable Housing Fund; Fair Share Funding; Tax Increment Financing; Local Rental Assistance Program.
- Overhaul the platting, permitting and approval process for affordable housing so that it is concurrent, streamlined and takes no longer than 3 months with only one reviewer per discipline.
- Prioritize the development of new and the preservation of existing affordable rental housing in order to combat the loss of affordable rental units in the community.

Committee Name: Housing Summit

Committee's Mission Statement: *Design and organize the Miami-Dade County Housing Summit as a forum where CAHSA members present their work to the community and receive further community feedback to help guide future affordable housing initiatives. Establish a Blue Ribbon Panel of community leaders for the task.*

Recommendations

Issue 1: Special Events Coordinator:

- Develop job description for Special Events Planner.
- Establish recruitment and selection process to hire Special Events Planner.
- Utilize private sector funds to hire Special Events Planner.

Issue 2: Housing Summit:

- Identify Honorary co- chairs for the Housing Summit.
- Request matching monetary contributions from corporate partners and Honorary
- Co- chairs to leverage County dollars allocated to fund the Housing Summit. Private
- Sector matching dollars can be donated to a housing related community initiative.
- Agenda for the Summit must be addressed to confirm keynote speakers, and format for workshop sessions.

Issue 3: Regional Meetings :

- Public Information and Education committee would like to work in collaboration with the Housing Summit committee to host regional meetings in north, central and south Miami-Dade locations.
- Public Information and Education committee will prepare joint proposal for submission to CAHSA Task Force.

Issue 4: Blue Ribbon committee:

- Draft copies of the proposed structure for the Housing Summit Blue Ribbon committee were disseminated to members in attendance.
- A key purpose of the Blue Ribbon committee will be to establish a procedure to monitor the implementation of the recommendations and solutions to address the affordable housing issues.

Action Items (for submittal to CAHSA Task Force):

- Authorization to utilize private sector funds to hire special events planner
- Joint proposal for the Housing Summit Committee and the Public Education Committee to facilitate the regional summit meetings.
- Proposed dates for the regional meetings are October 12th, 16th, or 17th.
- Proposed date for the Housing Summit is Saturday, December 2, 2006.
- Proposed site location for the Housing Summit is Miami Dade College, Wolfson downtown campus.
- Authorization to request matching monetary contributions from corporate partners and Honorary co-chairs to leverage County dollars allocated to fund the Housing Summit. Private sector matching dollars can be donated to a housing related community initiative.

Recommendations from Office of Coordination

- Improving enforcement of the Fair Housing Accessibility standards
- Including accessibility in any incentive program that is developed for affordability
- Expanding the Miami-Dade Housing Agency's Single Family Rehabilitation program so more people with disabilities may be served
- Extending the Single Family Rehabilitation program to renters so a person with a disability, who can't afford to make a needed modification, would be able to apply for a forgivable loan from the County. Modifications may be needed to limit the scope of work to the interior of the apartment or to reduce the size of the loan below that allowed for homeowners in the existing Single Family Rehabilitation program.
- Developing a central point of origin for all information on public housing and voucher programs in unincorporated Miami Dade and the various municipalities that participate in HUD programs.
- Developing new strategies to help people with disabilities who are below 30% of median income. This group of individuals is growing but the public housing program, which traditionally housed many of these people, is not.
- Developing Incentives that would encourage private sector builders, who don't take Federal funds to incorporate greater accessibility into their projects.
- Developing, through the Miami-Dade Housing Agency, ways to provide information on accessibility in its list of voucher program properties, to assist people with disabilities who are looking for accessible housing.